

AMENDED IN SENATE MARCH 27, 2006

SENATE BILL

No. 1509

Introduced by Senator Soto

February 23, 2006

An act to add Section 65863.14 to the Government Code, relating to zoning.

LEGISLATIVE COUNSEL'S DIGEST

SB 1509, as amended, Soto. Zoning regulations.

Existing law authorizes the legislative body of any county or city to adopt zoning ordinances to regulate the use of buildings, structures, signs and billboards, open spaces, parking spaces, civic facilities, land use intensity, and various other purposes.

This bill would require the Office of Planning and Research, ~~not later than by September 1, 2007, to adopt~~ *prepare and circulate* one or model ordinances for voluntary use by ~~cities, counties, and cities and counties, suitable for modification by a local agency,~~ that encourage mixed use urban form and design that meet specified criteria and perform other duties related to the development and adoption of the ordinance or ordinances.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 65863.14 is added to the Government
- 2 Code, to read:
- 3 65863.14. ~~(a) Not later than September 1, 2007, the~~ *The*
- 4 Office of Planning and Research shall do all of the following:

1 ~~(1) Adopt~~

2 ~~(a) Prepare and circulate~~ one or more model ordinances for
3 voluntary use by ~~cities, counties, and cities and counties,~~ suitable
4 for modification ~~by a local agency, that encourages, that~~
5 ~~encourage~~ mixed use urban form and design. The model
6 ordinance or ordinances shall rely on the urban form and design
7 guidelines authorized pursuant to Section ~~65302.4, and shall~~
8 ~~meet the following criteria:~~ 65302.4. *The model ordinance or*
9 *ordinances need not apply to the whole city or county. An*
10 *ordinance may apply to a subarea, including, but not limited to,*
11 *a downtown district, commercial, or specific plan area. The*
12 *model ordinance or ordinances shall promote the following*
13 *goals:*

14 ~~(A)~~

15 (1) Encourage mixed use development.

16 ~~(B)~~

17 (2) Encourage a full range of housing types and choices.

18 ~~(C)~~

19 (3) Encourage more compact development.

20 ~~(D)~~

21 (4) Enhance economic opportunity.

22 ~~(E)~~

23 (5) Remove barriers to infill development.

24 ~~(F)~~

25 (6) Encourage development closer to existing or planned
26 transit routes.

27 ~~(G)~~

28 (7) Reduced government review and processing time.

29 ~~(H)~~

30 (8) Establish clearly defined development approval processes
31 for applicants.

32 ~~(2)~~

33 (b) Consult with representatives of the League of California
34 Cities, the California State Associations of Counties,
35 representatives from the residential development and real estate
36 industries, private and public planners, representatives from
37 environmental organizations, representatives from affordable
38 housing organizations, and others throughout the development of
39 the model ordinances.

1 ~~(3) Distribute the draft model ordinance or ordinances no later~~
2 ~~than June 1, 2007, to all local agencies and other interested~~
3 ~~parties for review. Any comments shall be submitted to the office~~
4 ~~by July 1, 2007.~~

5 ~~(4) Post the ordinance or ordinances on the office's Internet~~
6 ~~Web site once adopted by the office.~~

7 ~~(b) The model ordinance or ordinances need not apply to the~~
8 ~~whole of a city, county, or city and county. An ordinance may be~~
9 ~~applied to a subarea, such as a downtown district, commercial~~
10 ~~district, or specific plan area.~~

11 ~~(c) The office shall prepare and circulate the draft model~~
12 ~~ordinance or ordinances and invite public comments by~~
13 ~~September 1, 2007. After receiving comments for at least 60~~
14 ~~days, the office shall prepare the final draft model ordinances or~~
15 ~~ordinances and post the ordinances on the office's Internet Web~~
16 ~~site by December 31, 2007.~~